

Arlington High School Building Committee

Meeting Date: Tuesday, October 11, 2022, 6:00 p.m.
Location: Conducted via Remote Participation

- ❖ Skanska Update
- ❖ Consigli Update
- ❖ Phase 2-3 Transition Discussion
- ❖ Motion: The Committee moves to authorize the transfer of up to \$1.2 million from the available contingency accounts to fund the costs associated with a project extension, such transfers shall be funded from GMP Contingency, the Owner's Soft Cost Contingency, the Construction Contingency, and any other project funds deemed available. Said transfer shall be subject to a final change order to be approved by the Committee.
- ❖ Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEPPF
 - ◆ Security
 - ◆ Temp Use-Phasing
- ❖ New Business
- ❖ Meeting Minutes
- ❖ Adjournment

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Members of the public are asked to send written comment to kfitzgerald@arlington.k12.ma.us. Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Topic: AHS Building Committee Meeting
Time: This is a recurring meeting Meet anytime

Join Zoom Meeting
<https://town-arlington-ma-us.zoom.us/j/89551871411>

Meeting ID: 895 5187 1411
Passcode: 360185
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Meeting ID: 895 5187 1411

Find your local number: <https://town-arlington-ma-us.zoom.us/j/kjyoLwXlQ>

Consigli Owner Monthly Dashboard

September 2022

Arlington High School

869 Mass Ave. Arlington, MA

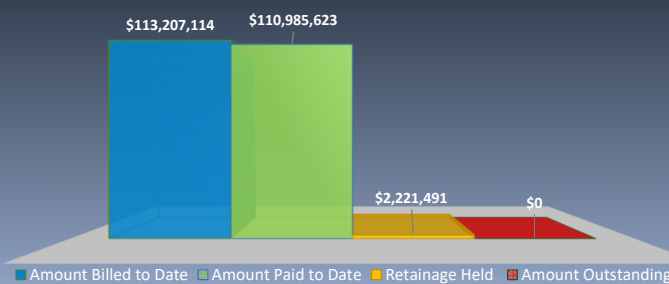


CONSIGLI
Est. 1905

Executive Overview

- PH-1 Bldg. D & E punchlist, Currently (53) open items, (39) Ready for Review, and (2,975) Closed.
- Phase 2 foundations and UG MEP/FP Utilities continued through September.
- Phase 2 Structural Steel erection occurred on 9/19/22. Overall steel erection is impacted due to PIF's & Foundations installed out of sequence related to initial delay of the underground storage tank permitting.
- As of 9/23/22 Schedule Update, Phase 2 turnover is (5) days behind schedule. Consigli continues to review the current work and future activities for acceleration and recovery.
- Owner design decisions required for Phase 2 + 3 Super Graphics & Signage for formal issuance of design files in order for CCC to produce submittals and procure/release long lead materials for phase 2.
- PH-2 materials. Inventory of materials in storage and all materials that can be released into production continues so as to reduce the potential for supply chain impacts.
- Formal decision on schedule modifications to start of Phase 3 & 4 construction required in October.

Billing Status



Progress Pictures



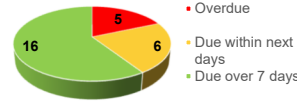
Safety

Current Project Safety Score	99.70%
Total Man Hours to Date	398,326
Incidents to Date/ Month	0

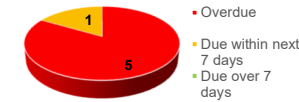
Workforce Reporting

Minority Participation	24.50%
Women Participation	3.10%
Local Participation	N/A

Submittal Response Status



RFI Response Status



Schedule

Project Milestones	Target	Actual
Completion of Phase 1 (Temporary Certificate of Occupancy)	2/11/2022	2/11/2022
Completion of Phase 1 - Auditorium (TCO)	4/4/2022	4/14/2022
Start Steel Erection -	9/6/2022	9/19/2022
Bldg. C Foundations Complete	10/5/2022	
Start Concrete Slabs on metal deck Bldg. B	10/24/2022	
Start Sprayfireproofing of structural steel	11/30/2022	
Completion of Phase 2	9/19/2023	
Completion of Phase 3	9/24/2024	
Completion of Phase 4	6/24/2025	

Roadblocks

Item	Resolution	BIC
#1998 - Ph. 3 Structural Struss Submittal/MEP Coord	9/18/2022	CCC/Trimax
#2018 - RFI-656 & 692 - Elec. SK's required for HVAC Equip	10/2/2022	HMFH
#2023 - RFI-308.2 - Ph 2 + 3 Super Graphic Design	10/9/2022	HMFH
#2024 - RFI-308.2 - Ph 2 + 3 Signage Decision & Design	10/9/2022	HMFH

Contract Status

Original Contract Amount	\$234,562,347
Approved Change Orders	\$1,488,593
Current Contract Amount	\$236,050,940

Change Orders

Verbal Approved	\$30,058
Submitted	\$787,142
Pending	\$1,566,379
Total Potential Changes	\$2,383,579

Hold Status

Original Hold Budget	\$3,819,036
Expended to Date	\$2,315,557
Remaining Holds	\$1,503,479

Contingency Status

Original Cont. Value	\$6,967,419
Expended to Date	\$2,675,591
Remaining Contingency	\$4,291,828

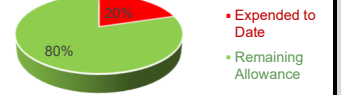
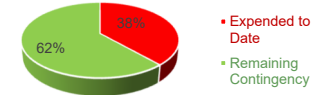
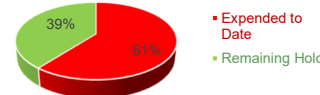
Allowance Status

Original Allow. Budget	\$4,321,945
Expended to Date	\$880,600
Remaining Allowance	\$3,441,345

Procurement

Percent Complete	99.38%
Buyout Bust / Savings	\$832,341
Buyout Bust / Savings %	0.01%

Projected Contract Amount
With Potential Changes \$238,434,519



Arlington HS – September Progress Photos



Building B Steel Erection



Arlington HS – September Progress Photos



Bldg. C Backfill & Compaction



Arlington HS – September Progress Photos



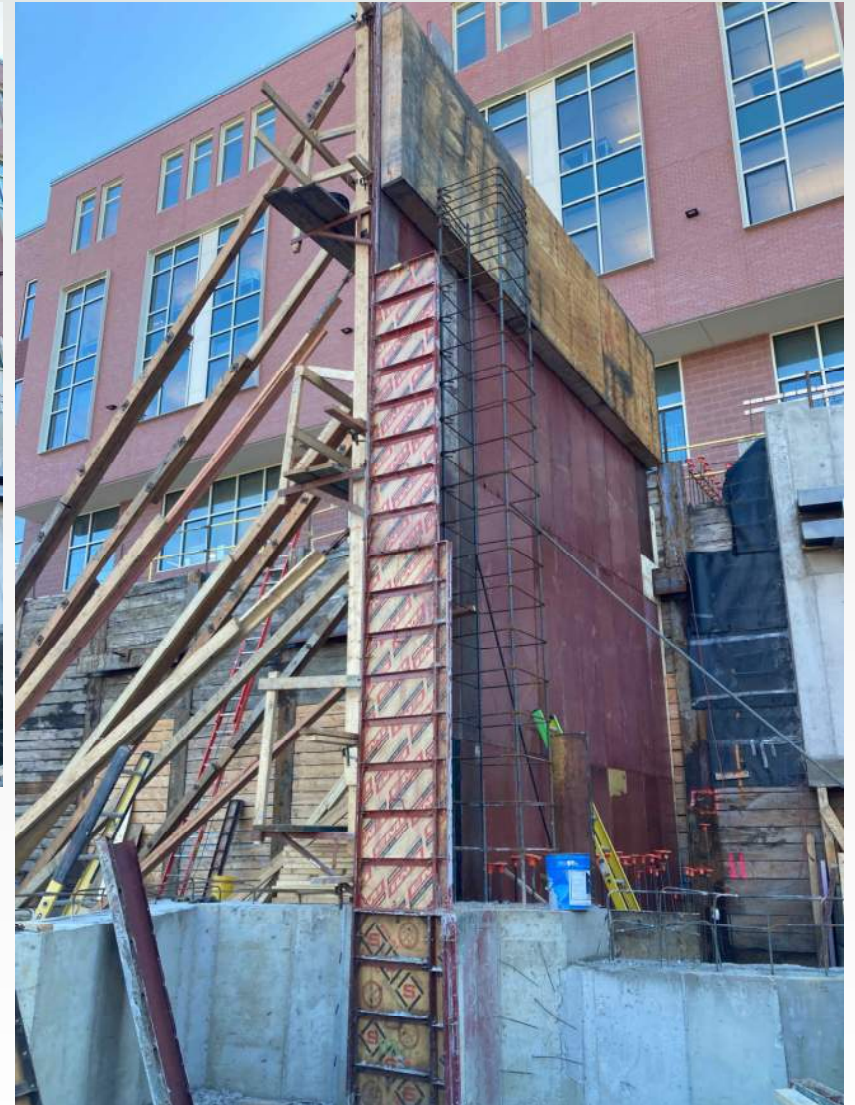
Underground Electrical & Plumbing



Arlington HS – September Progress Photos



East High Wall Formwork



Arlington HS – September Progress Photos



Vapor Mitigation Membrane

Arlington HS – September Progress Photos



Area 2 Foundations



Arlington HS – September Progress Photos



Phase 2 Aerial View

Arlington High School Building Committee
Minutes

Meeting Date: Tuesday, September 6, 2022, 6:00 p.m.

Location: Conducted via Remote Participation

AHS Building Committee members

Jeff Thielman, School Committee Representative, Chair
Elizabeth Homan, Superintendent, Co-vice chair
Sandy Pooler, Town Manager, Co-vice chair
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Permanent Town Building Committee
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Rep
Brett Lambert, PTBC Representative
Kate Loosian, Community Member Representative
Michael Mason, APS Chief Financial Officer
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Paul Raia, Disabilities Commission Rep, absent
Rob Behrent, Facilities Dir, Town of Arlington
Amy Speare, Community Member Representative, exited 7:32 p.m.
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also:

Jim Burrows, Victoria Clifford absent , Sy Nguyen Skanska
Lori Cowles, Arthur Duffy HMFH Architects, Inc.
John LaMarre, Chris Webber, Todd McCabe Consigli
Karen Fitzgerald, AHSBC Recording Secretary
Jane Morgan, Liz Exton, School Committee members

Membership Update

On a **motion** by Sandy Pooler, seconded by John Cole it was voted to appoint and add Robert Behrent as a member of the Finance Subcommittee.

Roll Call: Liz, Kirsi, Frank, Michael, Matt, Ryan, Brett, Kate, Bill, Judson, Sandy, Amy and Jeff

Skanska Update

- Phase 2 Turnover Schedule and Phase 3

Mr. Burrows provided the full AHS Building Committee members a historical review of the AHS Building project and the turn over dates for Phase 2 and Phase 3. Dr. Homan will also share this information with the School Committee members on Thursday evening during their meeting.

Mr. Thielman presented the letter written to give a background on Phase 2 opening issues.

To: Arlington High School Building Committee

From: Jeff Thielman, Chair

Date: September 2, 2022

Re: Phase 2 Opening

Dear Colleagues:

I write to give you background on something that will be discussed at our meeting on 9/6/22.

Per the Town's contract with Consigli Construction, Phase II of the AHS Building project is scheduled to be completed by September 19, 2023, and Fusco House and the Blue Gym are scheduled to be demolished during the 2023 summer. As a result, there will not be enough classrooms to hold the entire high school student body between Sept 5 and September 25, 2023.

The purpose of this memo is to acquaint the Building Committee with the issues facing the school district and the impacts of various solutions on the budget and schedule of the building project.

Context for the AHSBC discussion on Tuesday, September 6, 2022

On Tuesday, Dr. Homan and Dr. Janger will report on discussions thus far on how to begin the 2023-24 school year at AHS. Dr. Janger supplied a memo on 8/23/22 that was discussed by the Arlington School Committee's Curriculum, Instruction, Assessment, and Accountability (CIAA) subcommittee on August 26, 2022. The memo outlined parameters and options school leadership is considering, including a half- day shift schedule and the use of extra classrooms. The subcommittee discussed the memo as well as the possibility of asking the Building Committee to shift the demolition of Fusco and the Blue Gym (and therefore the AHS project) to enable a normal academic schedule for students until the Phase II facility is complete.

The project team has looked at the schedule to see if there is a way to accelerate the work to finish Phase II by the start of school on September 5, 2023, but an earlier move-in date is not feasible due to an already tight schedule.

A decision needs to be made on the project schedule by the end of September. As a result, the School Committee will take a vote this month on a plan to begin the 2023 school year at Arlington High School. Following that vote, the Building Committee will be asked to consider releasing contingency funds to pay for costs associated with the opening of the school in September of 2023.

The options for the Building Committee range from using \$125,000 in contingency funds to support a shift schedule (described below) – which will require building access space to Downes House, a temporary food services operation in the front lobby, and a tent/seating area at the front entrance – to \$1.2 million to fund the costs of a three-month project extension.

Phase 2 project Schedule

The contracted project schedule is:

- Abatement and demolition of Fusco House and the Blue Gym begins 7/3/23 and ends 9/12/23
- Phase 2 (Central Spine, Humanities Wing) is to be completed on 9/19/23
- Staff moves into the new Humanities wing from 9/20/23 to 9/24/23
- The first day of school in the newly completed Phase II building is 9/25/23

The demolition of Fusco House and the Blue Gym limits the number of classrooms and other spaces available for students and staff in September of 2023.

Alternatives under consideration for beginning the 2023 school year

The school district's leadership is evaluating two options for beginning the school year:

Option 1 – Half Day Shift Schedule:

- From Tuesday, September 5 through Tuesday, September 19, three classes would take place in the morning for most grade 9-10 grade students, and three classes would take place in the afternoon for most 11-12 grade students.
- There would be one lunch period, served in the lobby and front plaza.
- This option would require AHS to reduce half-days later in the year to meet the state requirement to provide 990 hours of instruction to high school students. AHS currently offers more hours of instruction than the state minimum, and with this schedule, students would lose approximately 32 hours of instructional time compared to the current AHS calendar and schedule.

Option 2 – Shift the Demolition of Fusco and the Blue Gym:

- This option includes a request to the Building Committee to amend the schedule so that the demolition of Fusco and the Blue Gym occurs after the new wing is complete. The option allows for a normal return to school for all students but would mean abatement and demolition work would not begin until after 9/25/23.

- This shift would extend the overall project by three (3) months and result in extending the staffing time for each member of the project team.

In either of these options, AHS would need to find 2-3 school days later in the year as make-up days to meet the state's 180-day requirement. This is due to the need to complete the physical move into Phase II and the five days needed to make the move. These days could be added at the end of the school year, taken during the February or April vacation weeks, or recovered through other schedule adjustments.

August 26 Curriculum, Instruction, Assessment, and Accountability Subcommittee Meeting

Six of seven members of the School Committee attended the meeting of this subcommittee on August 26 and discussed the options presented by Dr. Janger.

Committee members are concerned about the effects of a shift in the project schedule and any resulting additional costs. At the same time, some members feel that it would be in the best interests of students to delay the abatement and demolition of Fusco House and the Blue Gym to allow students to have a normal opening of school in September of 2023. This plan would allow students not to lose any learning time and experience a normal schedule at the beginning of the new school year.

Phase 3 Components

As a reminder, the following are the key components of Phase III:

- Gymnasiums
- Locker Rooms
- Fitness Center
- LABBB Program
- ACE Offices
- Main Administration space

Impacts of Each Option

If the district adopts Option 1 (Half Day Shift), the Arlington High School Building Committee will be asked to take a vote on whether to release \$125,000 (approximately) from contingency funds. This option also will require the AHSBC and project team to develop a solution for the location of the LABBB program from June-September 2024.

If the district pursues Option 2 (shift the timeline for the demolition of Fusco House and the Blue Gym), the design team estimates that the end date for the entire project will move from April 2025 to August 2025 and cost an additional \$1.2 million. Option 2 allows for continued use of Downes and the Blue Gym through December 2024 and resolves issues related to space for athletics and the LABBB program during the Phase 3-4 Transition.

Should the School Committee vote to support Option 2 and therefore require the school to open with full days of classes, the Building Committee will be asked to take a vote on whether to use approximately \$1.2 million in contingency funds.

Under Option 2, the impact on the remaining schedule is as follows:

Milestone	Contracted Timeline	New Timeline if Fusco House/Blue Gym demolition is moved
Phase 3 Abatement & Demolition of Fusco House	7/3/23 to 9/12/23	<ul style="list-style-type: none"> Demolition of Fusco begins after 9/23/23 Work occurs while students are in school (with appropriate dust, and noise mitigation)
Phase 3 Construction	<ul style="list-style-type: none"> Begins 9/20/23 Completed 9/24/24 Classes would start on time for AHS students in Fall 2024 with some displacement of PE, athletics, and LABBB 	<ul style="list-style-type: none"> Completion December 2024 Move in over Winter Break, 2024-25
Phase 4 Abatement & Demolition of Downes House	6/25/24 to 9/24/24	<ul style="list-style-type: none"> Begins January 2025 Completion April 2025
Phase 4 Site Development (fields, etc.)	6/25/24 to 4/25/25	April 2025 to September 2025. Fields ready by the start of school

Contingency Funds Available

As of August 26, 2022, the project has \$7,723,128 in contingency funds available for unforeseen conditions, design changes, and additional scope.

Description	Budget	Remaining	Notes
Guaranteed Maximum Price Contingency	\$6,967,419	\$3,851,354	Includes projected and approved funds
Owner's Soft Cost Contingency	\$2,769,807	\$682,732	Includes projected and approved
Construction Contingency	\$7,075,741	\$3,189,042	Includes projected and approved
TOTALS	\$16,812,967	\$7,723,128	

Contingency costs are reviewed monthly by the AHSBC Finance Subcommittee. All individual costs and change orders greater than \$100,000 are reviewed by the full committee. The contingency funds exclude the Allowance and Hold budget line items, which are for known, potential costs that could not be estimated at the time of contract.

Report to 2023 Town Meeting

The Building Committee's report to Town Meeting in the spring of 2023 will include information on any vote the committee takes to accommodate the opening of Arlington High School in September of 2023.

Next steps

The purpose of the Building Committee's discussion on September 6 is to share information on options under consideration for the opening of school at AHS next September, discuss potential impacts on the project, and solicit your feedback. Through the CIAA subcommittee, the School Committee has requested additional information on the options and building schedules and will discuss the matter at its meeting on September 8, 2022.

A decision on whether to extend the end date of the project needs to be made by the end of this month.

Dr. Homan spoke on her and Dr. Matthew Janger presentation on the Fall 2023 AHS Schedule and Project Recommendation. <https://docs.google.com/presentation/d/1ILwDNXezOwqV-XE3UtB4bo3PB-rg-D1kk0NdGktajmE/edit?usp=sharing>

The committee members discussed the timeline, working remotely and hybrid for the students, starting before Labor Day, attending classes on non-school days, shifting the construction timeline to get ahead and keeping the Downes building online what that would mean for the students of AHS, but it was noted that this is not feasible because the schedule is too tight. The administration noted it would not work due to union contracts, space is needed for LABBB and we cannot due to DESE regulations, Arlington would have to apply for waivers. Jim mentioned using the contingency money from a couple of funds. Members wanted the project managers to realize this is not extra money or a savings bank but contingency money they will have to absorb. Members discussed doing a straw poll on how each member felt about option 1 or option 2 but they seem to all agree that they need additional information and the variables are incomplete at this time and are nervous about not having a safety net if the project was delayed and now they have no backup plan or building to use. The other concern is that the project managers need to know the committee's decision soon because they would need to schedule workers now for next year. Members requested additional costs and a sense of all implications before making the final decision.

Consigli Update

John LaMarre gave the following update on the overview of the project for the month.

- Auditorium, production, music classroom AV equipment & millwork summer work has been completed. Auditorium productions can occur in September.

- Remainder of Phase 1 Sidewalks, Hardscape, Landscape/Irrigation (Entry plaza, Mass Ave, & Schouler Ct. were completed in August.
- PH-1 Bldg. D & E punch list, added scope work continued through August. Currently (85) open items, (98) Ready for Review, and (2,958) Closed.
- Phase 2 PIF's (piles) completed in August, and concrete foundations and UG Utilities continued. Structural steel delivery was delayed (2) weeks due to impacts to installation sequence of Area 1 PIF's & Foundations. Area 1 PIF's/Foundations installed out of sequence due to delays in removal of UST, resulting in delay to completion of area 1 foundations and start of structural steel. As of 8/25/22 Schedule Update, Phase 2 turnover is (5) days behind schedule. CCC reviewing options for acceleration and recovery in future activities. First structural steel delivery is scheduled for September 12th 2022.
- PH-2 materials. Inventory of materials in storage and all materials that can be released into production.

Subcommittee Reports

Communications – Tobey mentioned the School Tours will be held on Town Day, September 17, 8:30-10:30 am and would like everyone to volunteer.

Finance – Sandy, no report and noted Rob Behrent is now added to this subcommittee

Interiors – Liz met on August 29 and had a conversation on school logos and images that will be displayed on school walls.

Landscape & Exteriors – no report

Memorials – no report

SMEFPF – Ryan working to set up a meeting

Security – no report

Temp Use-Phasing – discussed during full meeting

Meeting Minute Approval

On a **motion** by Kate Loosian, seconded by Ryan Katofsky it was voted to approve the AHS Building Committee minutes of August 2, 2022.

Roll Call: Sandy Yes, Bill Yes, Liz abstained, John abstained, Tobey Yes, Kate Yes, Frank abstained, Michael abstained, Kirsi Yes, Matt Yes, Ryan yes, Judson Yes, Jeff abstained.

New Business

None

Adjournment

On a **motion** by Ryan Katofsky, seconded by Frank Callahan, it was voted to adjournment at 7:42 p.m.

Roll Call: Sandy, Bill, Liz, John, Tobey, Kate, Frank, Michael, Kirsi, Matt, Ryan, Judson, Jeff all voted Yes

Respectfully submitted by Karen Fitzgerald
Executive Assistant and Recording Secretary